

APPENDIX C: GLOSSARY

Acronyms, in addition to the zone designations identified on page 9 of this report

DPD Department of Planning and Development

EIS Environmental Impact Statement

FAR Floor Area Ratio

FUN “Family Friendly Urban Neighborhoods” initiative

I.D. International District

ISRD International Special Review District

LEED Leadership in Energy and Environmental Design

MIC Manufacturing/ Industrial Center (as in Greater Duwamish MIC)

NPP Neighborhood Policing Project

OED Office of Economic Development

OH Office of Housing

PSA Public Stadium Authority

SDOT Seattle Department of Transportation

SGF Seattle Green Factor

SPD Seattle Police Department

TDP Transfer of Development Potential

TDR Transfer of Development Rights

WOSCA Washington Oregon Shipping Cooperative Association--refers to First Avenue South Corridor

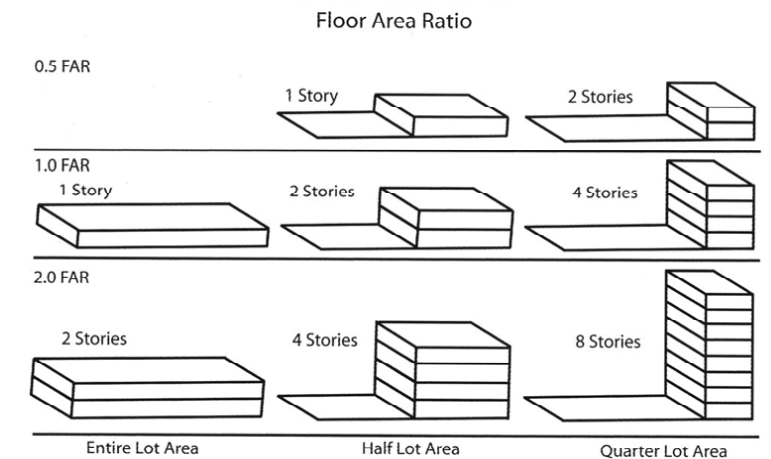
WSLCB Washington State Liquor Control Board

Affordable Housing: Affordable housing refers to all types of housing that serve households with incomes that are at or below the region’s median household income. This is often expressed as a percentage of median income. Typical categories: 0-30 percent, 30-50 percent, 50-80 percent and 80-100 percent of median income to distinguish populations with different levels of need for affordable housing.

Bonuses: Bonuses are additional levels of development (above a base amount permitted “as of right”) earned by meeting certain performance standards. Bonuses define how facilities or resources can be provided to address the impacts of additional density. For example, new office development increases demand for housing and childcare. Building beyond a certain base level density requires either provision of childcare and/or housing resources or payment to a fund that will be used to provide such resources.

Comprehensive Plan: The broad policy document that governs how the City of Seattle will accommodate residential and employment growth. The Plan includes elements such as neighborhoods, land use, transportation and utilities. The Seattle Comprehensive Plan is required by the State Growth Management Act. The Plan was first adopted in 1994, and last updated in 2004.

Floor Area Ratio (FAR): A ratio expressing the relationship between the amount of gross floor area permitted in a structure and the area of the lot on which the structure is located as depicted in the graphic below from the Seattle Land Use Code. For example, a FAR of 2 would permit a building with gross floor area equal to 2 times the area of the lot.



Green Factor: The Green Factor is a menu of landscaping strategies that is required for new development. It is intended to increase the amount and quality of urban landscaping in dense urban areas while allowing increased flexibility for developers and designers to efficiently use their properties.

Manufacturing and Industrial Centers: Identified in the Comprehensive Plan, these are centers for regionally-important manufacturing and industrial business activity, comparable in importance to urban centers. The Greater Duwamish Manufacturing and Industrial Center is the largest such center in the region.

Mixed-Use Development: Typically refers to buildings that contain a mix of uses with residential development and commercial development, the latter of which is usually located at street-level.

Neighborhood Plans: Plans prepared with the past assistance of citizens to address future long-term preferred growth within particular neighborhoods, completed within the past decade. Policies representing these plans are adopted into the City's Comprehensive Plan.

Stadium Transition Area Overlay District: An industrially-zoned area in the vicinity of the city's major sports stadiums where industrial zoning regulations are augmented by rules addressing the unique conditions presented by the stadium development (an "overlay" zone).

Sustainability: A principle of environmental planning and comprehensive planning that suggests actions that will maintain environmental quality and overall conditions so that future generations continue to enjoy a healthy setting for life.

Transfer of Development Rights/ Potential: Transfer of Development Rights (TDR) and Transfer of Development Potential (TDP) refers to legal transfers of unused development rights from certain properties (sending lots) to other properties (receiving lots). For a complete description of these programs, see the Incentive Zoning Programs chapter of this report.

Urban Center: Urban centers, as identified in the Comprehensive Plan, are a critical aspect of the region's growth management strategy. These are regional centers where the greatest employment and housing densities will be accommodated in the future. Seattle's urban centers, include Downtown, Capitol Hill/First Hill, Uptown Queen Anne, University District, South Lake Union and Northgate.

Zoning Terms and Concepts: See page 9 of this report.

